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- Completion scheduled for June 2019
- Property development by STRABAG Real Estate & PARETO
- 7,900 square metres of lettable area

**Hamburg/ Bonn, 04 April 2019** – Warburg-HIH Invest Real Estate (Warburg-HIH Invest) just acquired a new office building under construction in Bonn that is planned to have a gross lettable area of around 7,900 square metres. The property development, executed by STRABAG Real Estate & PARETO, is scheduled to be completed by June 2019. The property, which is already pre-let in its entirety, is earmarked for the open-ended special AIF “Deutschland Selektiv Immobilien Invest.” Main tenant will be a project sponsor of the DLR German Aerospace Centre (4,930 square metres). Other tenants include the promotion agency ReinboldRost (1,310 square metres), the business consulting firm Schmitz Knoth Rechtsanwälte (1,500 square metres) and the bakery Mauel 1883 (150 square metres). The average lease term is around 9 years. It was agreed not to disclose the purchase price.

The “Haus der Höfe” is located inside the Federal District, the most important office location in the former national capital. The site at the corner of Joseph-Beuys-Allee and Genscherallee is conveniently connected to the local and regional public transportation networks via a nearby underground station and the new railway station “UN Campus” of Deutsche Bahn.

“The brisk response on the part of tenant and buyer leads reflects the high quality of this property,” said H.-Jürgen Rodehüser, Managing Director of PARETO. “We are handing over a project with high-end architecture in a prime location,” added Rainer M. Schäfer, Managing Director of STRABAG Real Estate. The “Haus der Höfe” in Bonn is the second joint venture between STRABAG Real Estate and PARETO.

“This acquisition brings the number of assets in fast-growing German cities up to nine,” said Stefanie Wicke, Fund Manager at Warburg-HIH Invest. “The deal continues our strategy of regional diversification and our selective and qualitative build-up of the fund portfolio.”



The investment fund is marketed exclusively by the state bank **NORD/LB Norddeutsche Landesbank** (Hanover).

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**H.-Jürgen Rodehüser, Managing Director**  
**PARETO /**

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**Rainer M. Schäfer, Managing Director**  
**STRABAG Real Estate**

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**Stefanie Wicke, Fund Manager of Warburg HIH Invest**

## **About Warburg-HIH Invest**

Warburg-HIH Invest Real Estate (Warburg-HIH Invest) is an independent pan-European investment manager for real estate with currently 8.2 billion euros worth of assets under management. Over the past 15 years, the company has positioned itself as specialist for pan-European real estate investments. Around 150 institutional clients have entrusted their capital to Warburg-HIH Invest – for the acquisition of real estate and its addition to the requested fund solution.

More information can be found on the the company’s website at: [www.warburg-hih.com/en](http://www.warburg-hih.com/en)